



GRASSROOTS
REALTY GROUP

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55 Templemont Drive NE
Calgary, Alberta

MLS # A2238469



\$464,900

Division:	Temple		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,232 sq.ft.	Age:	1981 (44 yrs old)
Beds:	5	Baths:	2 full / 2 half
Garage:	Double Garage Detached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane		

Heating:	Central	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions: N/A

5 BEDS | 2 FULL & 2 HALF BATHS | PRIMARY WITH 2-PIECE ENSUITE | LVP FLOORING | WOOD-BURNING FIREPLACE | FULLY DEVELOPED BASEMENT | OVERSIZED DOUBLE DETACHED GARAGE | WALKING DISTANCE TO TRANSIT, SCHOOLS & SHOPPING | 10 MIN TO MCKNIGHT LRT Welcome to this well-maintained home in the family-friendly community of Temple! This spacious property features 5 bedrooms, 2 full bathrooms, and 2 half bathrooms, including a primary bedroom with its own 2-piece ensuite. The main and upper floors are finished with durable luxury vinyl plank (LVP) flooring, and the cozy wood-burning fireplace in the living room adds warmth and character. The fully developed basement offers 2 additional bedrooms and a full bathroom, providing excellent space for extended family, guests, or a home office setup. An oversized double detached heated garage ensures comfort during Calgary's winter months. Ideally located within walking distance to transit, schools, and shopping, and just a 10-minute drive to McKnight LRT Station, this home blends comfort, functionality, and convenience.